

PLANNING COMMISSION MEETING

A G E N D A

TOWN OF CHINCOTEAGUE

April 24, 2007 - 7:00 P.M. – Council Chambers - Town Hall

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

AGENDA ADOPTION:

1. Planning Director's Update
 - Introduction/Explanation of current work
 - Subdivision Ordinance-Roads
 - Sign Ordinance
2. Building and Zoning Administrator's Update
 - Monthly update of Permits (number of permits issued, etc.)
3. Review of By-Laws
4. Screening Residential and Commercial Areas (See Attached)
5. Commission Members Announcements or Comments
(Note: Roberts Rules do not allow for discussion under comment period)

ADJOURN:

MEMORANDUM

To: Planning Commission Members
From: Jared B. Anderson, Town Planner
Date: April 20, 2007
Subject: Screening Residential and Commercial Areas

This Memorandum is in reference to Screening both Residential (R-1, R-2, and R-3) and Commercial (C-1, and C-2) Districts. Below are staff's recommended changes to the language of the existing sections of the Zoning Ordinance. Please review and if you have any questions please feel free to contact me (email: jared@chincoteague-va.gov, or 336-6519).

If the Planning Commission so desires, a recommendation could read as:

Sections 3.1.5., 3.4.7, 3.7.16, 4.1.27, 4.4.39 Fences.

(1) All fences to be located from a point even with the ~~rear~~ **front** of the main structure (excluding open decks and open porches) extending to the front lot line shall have a maximum height of four feet and shall be at least 30 percent open space when viewed at any point perpendicular (90° angle) to the fence line, regardless of construction materials. Any fence on the remainder of the property shall have a maximum height of six feet and may be of solid construction. **In the event the main structure is less than 25 feet from the front property line, the remainder of the property for purposes of this section shall start at the 25 foot setback from the front lot line.** A fence previously in compliance with this section may remain in place if a new addition is constructed to an existing residence.

(2) As to any lot on which there is no existing main structure, all fences shall have a maximum height of four feet and shall be at least thirty percent open space, when viewed at any point perpendicular (90° angle) to the fence line, except for a fence erected or constructed along the rear lot line which may have a maximum height of six feet and may be of solid construction.

(3) Fully enclosed containment fences of solid construction may be erected to enclose aboveground sewage disposal systems and fuel storage tanks. Such containment fences shall not extend more than three feet beyond the perimeter of that to be enclosed. The containment fence shall not extend more than one foot above that to be enclosed and shall not exceed a maximum height of six feet. Such containment fences shall not be placed closer than five feet from any side or rear lot line and shall not be placed closer than 15 feet from the front lot line.